

United States Bankruptcy Court  
District of Maryland

In re:  
Jefdan Properties, LLC  
Debtor

Case No. 25-12364-NVA  
Chapter 11

District/off: 0416-1  
Date Rcvd: Mar 21, 2025

User: admin  
Form ID: pdfall

Page 1 of 2  
Total Noticed: 4

The following symbols are used throughout this certificate:

**Symbol      Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 23, 2025:**

| <b>Recip ID</b> | <b>Recipient Name and Address</b>  |
|-----------------|--|
| db              | + Jefdan Properties, LLC, 2235 Conquest Way, Odenton, MD 21113-2679  |
| cr              | + WCP Fund I LLC, c/o The VerStandig Law Firm, LLC, 1452 W. Horizon Ridge Pkwy, #665, Henderson, NV 89012-4422 |
| 32804396        | + Washington Capital Partners, c/o Russell Drazen, 4400 Jenifer Street, NW, Suite 2, Washington, DC 20015-2089 |

TOTAL: 3

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

| <b>Recip ID</b> | <b>Notice Type: Email Address</b>           | <b>Date/Time</b>     | <b>Recipient Name and Address</b>   |
|-----------------|---|----------------------|---|
|                 | + Email/Text: ustpregion04.ba.ecf@usdoj.gov | Mar 21 2025 19:18:00 | Office of the U.S. Trustee, 101 W. Lombard St., Ste. 2650, Baltimore, MD 21201-2623 |

TOTAL: 1

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

| <b>Recip ID</b> | <b>Bypass Reason</b> | <b>Name and Address</b> |
|-----------------|----------------------|-------------------------|
| tr              |                      | For Internal Use Only   |

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

**I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed.R.Bank.P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 23, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 21, 2025 at the address(es) listed below:

| <b>Name</b>                | <b>Email Address</b>      |
|----------------------------|---------------------------|
| Gerard R. Vetter           | gerard.r.vetter@usdoj.gov |
| Maurice Belmont VerStandig |                           |

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mac@mbvesq.com  
lisa@mbvesq.com,mahlon@dcbankruptcy.com,mac@dcbankruptcy.com,verstandig.mauricer104982@notify.bestcase.com,versta  
ndiglaw@recap.email

Robert Grossbart

robert@grossbartlaw.com debra@grossbartlaw.com

US Trustee - Baltimore

USTPRegion04.BA.ECF@USDOJ.GOV

TOTAL: 4

Entered: March 21st, 2025

Signed: March 21st, 2025

**SO ORDERED**

Nancy V. Alquist  
NANCY V. ALQUIST  
U. S. BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MARYLAND  
at Baltimore**

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In re: Case No.: **25-12364 - NVA** Chapter: **11**

**Jefdan Properties, LLC**  
Debtor

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**ORDER TO SHOW CAUSE AS TO DISMISSAL**

The debtor filed a petition under Chapter 11 and stated that the debtor is a small business as defined under 11 U.S.C. § 101(51D). Section 1116(1) of the Bankruptcy Code requires that the debtor shall file with the petition the debtor's most recent balance sheet, statement of operations, cash flow statement, and federal tax return; or a statement under penalty of perjury that the required documents have not been prepared. The debtor filed neither the required documents, nor the affidavit. Accordingly, it is, by the United States Bankruptcy Court for the District of Maryland,

ORDERED, that the debtor shall show cause in writing, if there be any, filed within 14 days of the date of entry of this order, why this case should not be dismissed or converted to a case under Chapter 7 (whichever is in the best interests of creditors) pursuant to 11 U.S.C. § 1112(b)(4)(F).

cc: Debtor  
Attorney for Debtor – Robert Grossbart  
Case Trustee – For Internal Use Only  
U.S. Trustee  
All Creditors

**End of Order**

39x19 (rev. 04/01/2022) – DeniseSmith